

128.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

815,000 / 815,000

USE VALUE:

815,000 / 815,000

ASSESSED:

815,000 / 815,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BAKER LEEANN	
Owner 2:	
Owner 3:	

Street 1: 38 ROBBINS ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MURPHY CAROL LAMBERT -

Owner 2: -

Street 1: 38 ROBBINS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,587 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1618 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5587		Sq. Ft.	Site		0	80.	1.05	9									470,090						470,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5587.000		341,600		3,300		470,100		815,000							
Total Card							0.128		341,600		3,300		470,100		815,000		Entered Lot Size					
Total Parcel							0.128		341,600		3,300		470,100		815,000		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		503.71		/Parcel:		503.7		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,700	3300	5,587.	470,100	815,100	815,100	Year End Roll	12/18/2019
2019	101	FV	257,600	3300	5,587.	440,700	701,600	701,600	Year End Roll	1/3/2019
2018	101	FV	257,600	3300	5,587.	364,300	625,200	625,200	Year End Roll	12/20/2017
2017	101	FV	257,600	3300	5,587.	334,900	595,800	595,800	Year End Roll	1/3/2017
2016	101	FV	257,600	3300	5,587.	305,600	566,500	566,500	Year End	1/4/2016
2015	101	FV	243,900	3300	5,587.	299,700	546,900	546,900	Year End Roll	12/11/2014
2014	101	FV	243,900	3300	5,587.	278,500	525,700	525,700	Year End Roll	12/16/2013
2013	101	FV	243,900	3300	5,587.	265,000	512,200	512,200		12/13/2012

Parcel ID

128.0-0001-0014.0

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY CAROL LA	1346-90		11/2/2007		539,700	No	No		
	1038-66		11/1/1987		20,000	No	No	A	

PAT ACCT.

9987

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2013	1846	Manual	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
2/6/2014	Info Fm Prmt	EMK	Ellen K
12/19/2008	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
12/6/1999	Meas/Inspect	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

